REEVESTON PLACE

Surrounded by Richmond's most Refined Homes

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The Reeveston Realty Company

Temporary Offices at the Reeveston Homestead :: :: Richmond, Indiana

The Woods of Reeveston Place

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:: *Surrounded by Richmond's Most Refined Homes* ::

Money spent on a good home is never wasted. While others are filtering away their accumulations on risky, promissory propositions, the wise man puts his money where the returns are sure and the investment absolutely a safe one. To those looking for such an investment, this little booklet is seriously directed

Put Your Money in Richmond Real Estate

Conservative business men have long since agreed that the best investment is an investment in real estate which is bound to grow in value; and that if such an investment insures you a good home in the meantime, it is all the more worth while.

There are Good and Bad Investments, even in Real Estate.

If a piece of property is selling at as much now as it will be worth ten years from now, it goes without saying that it is a poor buy. If it happens to lay in such a way as to make it undesirable as a homesite, it should be avoided. On the other hand, if it combines rich promise of advancement with extreme desirability as a homesite, and can be obtained at reasonable price and on convenient terms, it affords you an ideal opportunity and *should be investigated promptly.*

The town in which the investment is located will exert influence on its final desirability. Reasons are myriad why Richmond is the best home town in this entire section of the United States. Anyone who cares to go into the matter can be convinced of the truth of this statement.

Equally true, any one who cares to investigate *Reeveston Place* can be readily convinced that it is *the best and most desirable opportunity that has ever been offered to Richmond purchasers.* Furthermore, and even more important is the fact that, on account of the peculiar way in which Richmond is surrounded by railways, factory sites and the river, *it is the last chance that Rich-*

Homes in Sixteenth Street, Facing Reeveston Place

mond will ever have to expand its residence district.

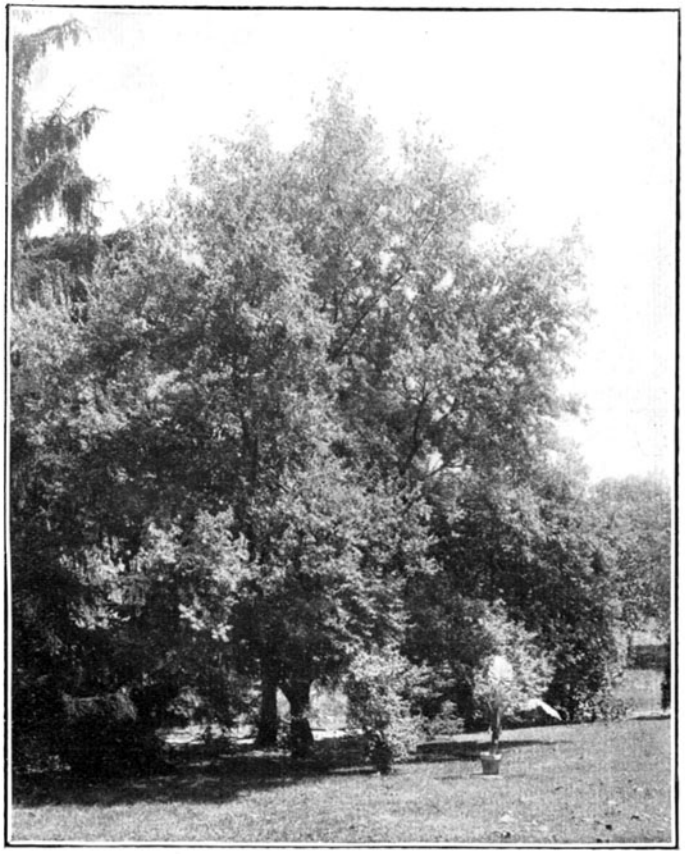
What does this argue? *It means that Reeveston Place purchasers have absolute assurance that their property will sustain substantial advance. This is assured by the conditions which govern it.*

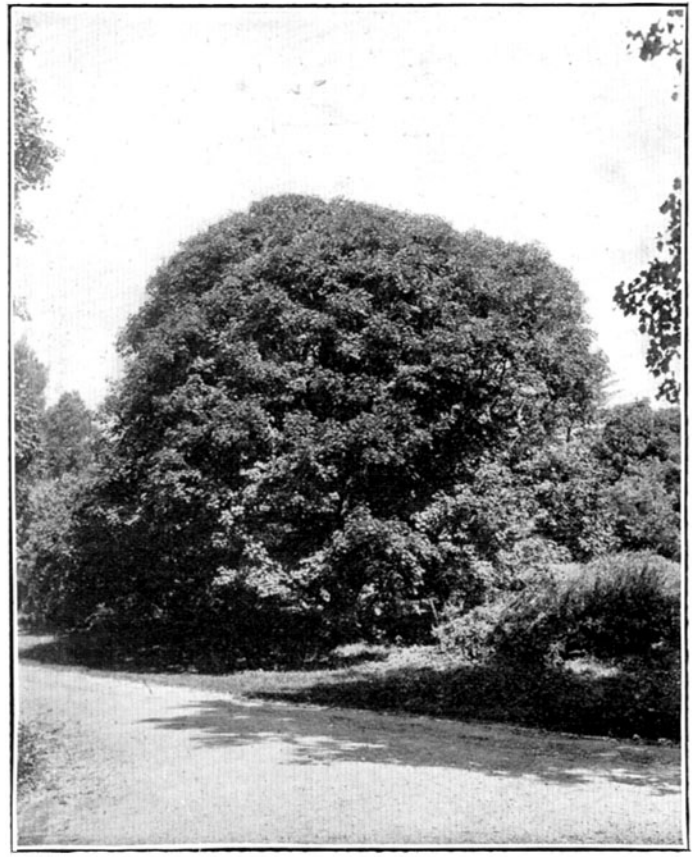
Own a Good Home in Reeveston Place

The love of a reasonable amount of luxury is commendable, and incidentally characteristic of Richmond. Your plans to some time have a home which will reflect credit on yourself and your family are commendable. Certainly you will have a good home *sometime*, but remember that homes are like anything else worth pains in selecting—the good ones are hard to find, and when such opportunity comes along it should be seized promptly. There will be those who will hesitate about Reeveston Place, just as there are those who hesitate about anything that is good. Examples of good things which were lost to those who hesitated are too numerous to enumerate. The good things in this world are possessed by those who had the quick eye which is always on the alert for *opportunity. Reeveston Place will be peopled by this class*, and a mighty delightful neighborhood it will make, too.

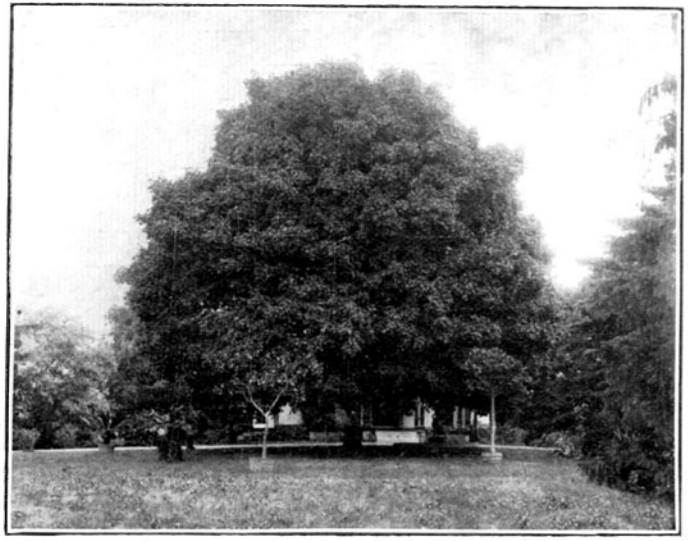
Look at it as an Investment

Reeveston Place is platted from the most desirable homestead in the state of Indiana. It consists of eighty-six and one-half acres in the most exclusive residential part of Richmond. Richmond is the most ideal home town on earth. Its industrial pay-roll is large enough to make cities ten times its size sit up agog. Its school system is unexcelled, Richmond boasting the best equipped high school in the United States, and a college which for real advantages cannot be surpassed—a school in which your child will get *personal instruction.* Richmond churches are traditional for their warm, wholehearted influence. Richmond is panic proof. You find in Richmond the cream of American society—not snobs—but clean, cultured people, who *know the relative value of things*, which after all is the real standard of refinement. Wealth, opulence, and the utmost advantages are on every hand in Richmond, *but all tempered by conservative, good sense.* Money invested in Richmond real estate is as safe as money invested in *government bonds*, and will declare vastly higher profits.

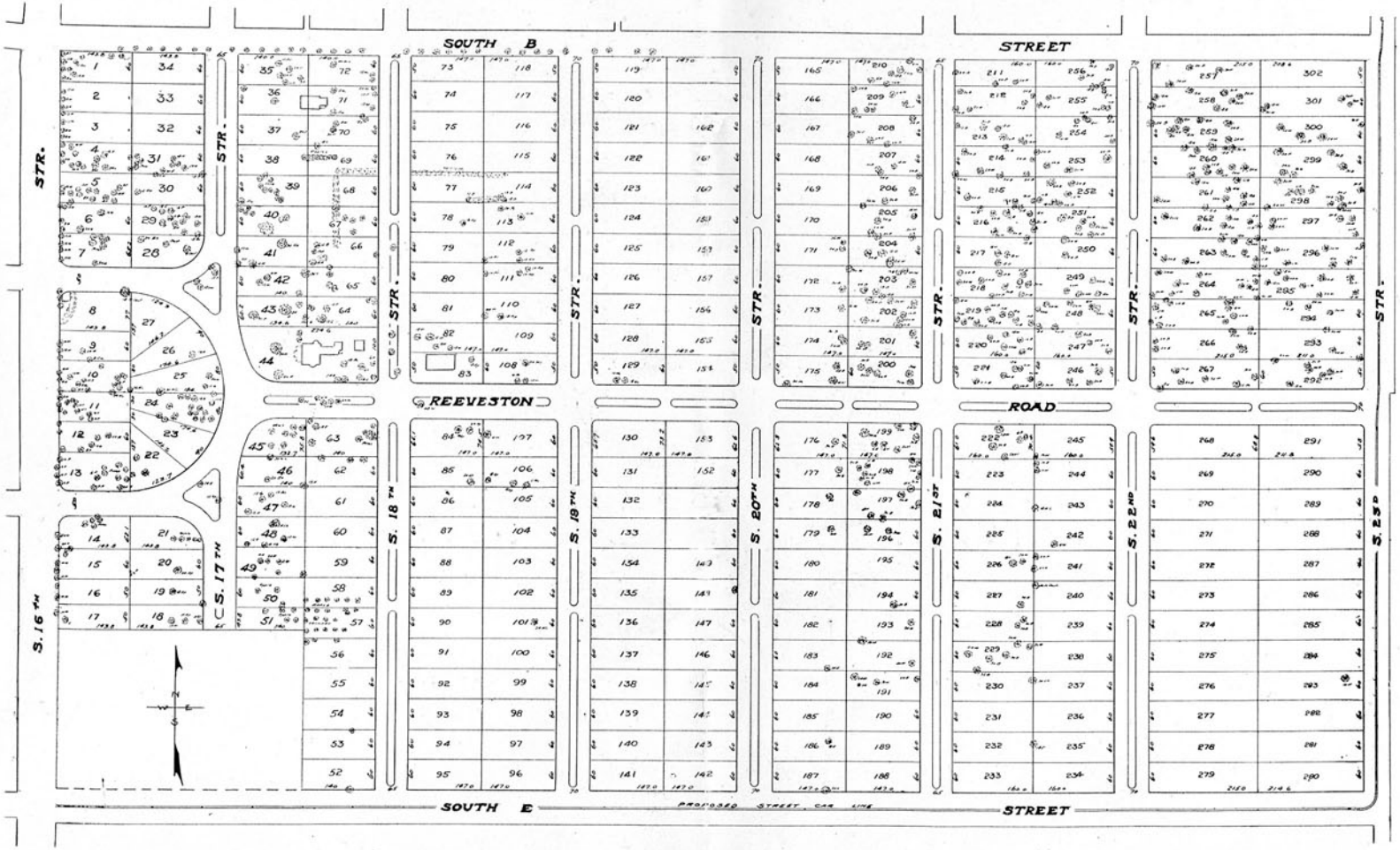




Characteristic glimpse of Reeveston Place, showing manner in which the landscape artist has worked in complete harmony with nature. The large tree to the right is a giant English Hawthorn which was imported approximately thirty years ago. The tree on the left is a Chitem wood from Jerusalem.



Two Nooks in Reeveston Place. The tree on the left is a large Hard Maple, standing directly in front of the homestead. On the right is a genuine Japanese Jingo tree. This tree is also near the homestead and contributes its share to the general foliage effect.



PLAT OF REEVESTON PLACE

This plat worked out after careful study by Messrs. Jeup & Moore, Engineers and Landscape Gardeners, of Indianapolis, is believed to be the best plan that could possibly have been adopted to preserve the natural beauty of this estate. The plat has been officially accepted by the Board of Works and approved by the various commercial organizations of Richmond.

The Addition is now thrown open for your inspection. All fences, which have so long barred the people of Richmond from these beautiful grounds, are being removed. Expert tree trimmers are at work cutting out dead limbs and undergrowth and putting the grounds in fine condition. Come early and select your lot. The day of opening of sale will be announced at an early date through the columns of the Richmond papers.

A Winding Drive in Reeveston Place

What Reeveston Place Is.

Reeveston Place takes its name from the family which made of it the most ideal homestead in the State of Indiana. Originally it was intended to serve as a permanent home for those who loved the better things of life and had the money and good sense to obtain them. *Result:* nothing that money could buy was overlooked. The forests of the tropics, the enchantments of magnolia and orange blossoms, the poetry of the hawthorn, were transplanted bodily. The best landscape talent available was employed, and what Nature overlooked Art supplied, till the end was a profusion of beauty unsurpassed. The *Reeveston Realty Company* has gone still farther and plans to lay out the addition in such a manner as to leave absolutely nothing lacking. It will be a veritable *heart's desire*, and withall, *it will be the best investment that a conservative business man could possibly make.*

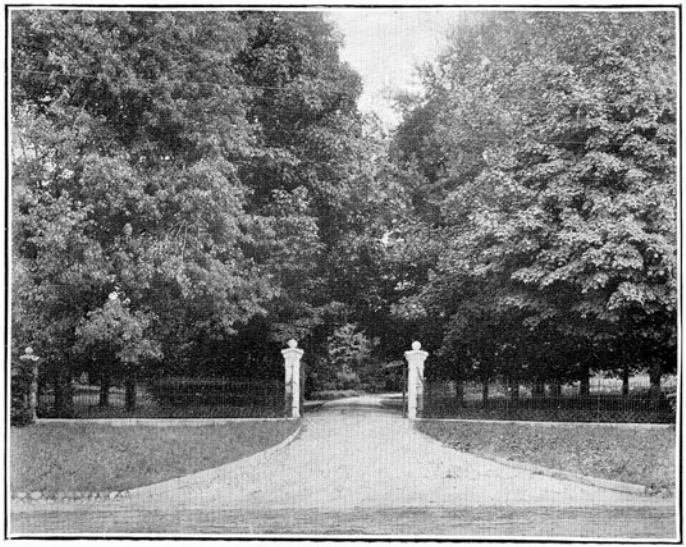
The estate is divided into 302 spacious building lots and will be thrown open to the public on September 1, and will be marketed under the direct supervision of the Dickinson Trust Company, which shall execute all deeds and stand responsible for the quality of your title.

More Footprints of the Landscape Artist

The addition is bounded on the west by Sixteenth street; on the east by Twenty-third street; on the north by south B street, and on the south by south E street. It embraces the highest ground in Richmond, and in parts is on a level with the top of the Reed Memorial church.

Building Restrictions.

Reeveston Place has been laid out in such a way as to avoid all alleys and disagreeable features. The minimum lot width is sixty feet, with depth varying from 140 to 215 feet, thereby affording ample room for front drives. All



Present Entrance to Addition on Sixteenth Street

View of South Sixteenth Street

buildings must measure up to a certain standard of quality. Only one house may be built on a lot. There will be no doubles, business blocks, nor will any purchases by the African element be considered. Furthermore, the liquor clause will be strictly enforced.

The views shown in this booklet are faithful photographic reproductions and have not been "retouched".

What Reeveston Place Means To You.

Reeveston Place means your last chance to obtain a permanent and satisfactory homesite in

A Drive Through Reeveston Place

The Homestead

Home of A. D. Goyle

Richmond; it means your opportunity to make an investment which will undoubtedly advance in value far beyond your expectations; it means a home with all of the most approved modern conveniences, wide streets, every one of which will be parked in the center and the utmost beauty embodied in the general treatment of the ground; it means your chance to live in a neighborhood which *will have no objectionable features whatsoever*; in short, it means that *you now have the opportunity to obtain the thing you have been looking forward to for years, and which until now has not been available--namely: a home that you will be proud to own.*

How to Get a Home in Reeveston Place.

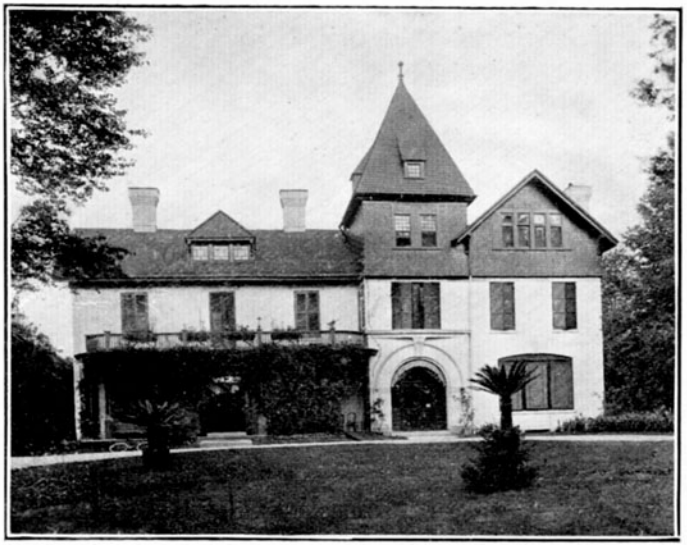
The most far-sighted and the shrewdest people in Richmond will be quick to act. Reeveston Place lots will not be available long. Representatives of the *Reeveston Realty Company* are now at the old Reeveston Homestead and can be communicated with by telephone. The number is 2154.

Appointments may be made for any reasonable hour. The prices are extremely inviting and special terms can be obtained if you so desire. At any rate get in touch NOW. To-morrow the very lot you have your heart set on may be gone.

The Reeveston Realty Company.

Under the Direction of the
DICKINSON TRUST COMPANY.

The Gennett Home, Now Building



The Foulke Homestead

Home of Rudolph G. Leeds, fronting Reeveston Place, near Twentieth Street

There is a subtle something about quaint old grounds which nothing but age and genteel tradition can give. Grand old trees, winding by-paths, little niches of foliage, with an occasional vista here and there are implements of the trick. But after all, the tone of the whole, like that of a violin, must be mellowed and refined by age. Perhaps, too, we come to venerate age in a bit of ground, just as we do in our friends. This quality of quiet respectability cannot be bought; it is brewed only in the workshop of time. Occasionally you discover it, though the opportunity is rare. In Reeveston Place you find it in all its strength—quiet, positive and abiding. It is this quality which gives to HOME the air of permanency, which after all is the thing most of us are ambitious to attain, but have never taken the trouble or time to put into words.

Lighting and Water—Lighting and water facilities will conform to the general standards which regulate these services in other parts of Richmond. All the modern facilities in this direction will be at your disposal.

Prices and Terms—Considering the high grade character of this addition, its splendid restriction list, the class of people to whom it is supposed to appeal, and the general stability of Richmond as an investment center, the terms and prices which will be offered will be surprisingly reasonable.

Titles, Contracts, Deeds, Abstracts—In order to absolutely safeguard buyers, title is held by The Dickinson Trust Company of Richmond, trustee, which will execute all deeds and contracts. Certified abstracts of title with each deed, showing good title and the property entirely free from liens and encumbrances will be furnished.

The Streets of Reeveston Place—With Sixteenth street as the west boundary of Reeveston and Twenty-third street on the east of the addition, Seventeenth, Eighteenth, Nineteenth, Twentieth, Twenty-first and Twenty-second streets through the addition, also Reeveston Road, which is a continuation of south C and D streets, you have some of the choice streets of the city, on any one of which a desirable site for your future home may be obtained. Seventeenth, Eighteenth and Twenty-first streets are sixty-five feet wide, while Nineteenth, Twentieth and Twenty-second streets and Reeveston Road are each seventy feet wide. Reference has been made to the center parkways through all the streets. There parkways are to be fifteen feet in width, with a drive on either side.

Summary—This tract of ground is now without a question the finest estate in the Middle West, and one does not have to draw very strongly upon his imagination to see what it is going to be in the future. Can you picture a prettier place for your home than Reeveston Place, where there will be wide streets with beautiful shrubbery to adorn the parkways; with a building line so your view will not be obstructed by any other improvement; which allow at least 150 feet across the street to your neighbor's place; where no objectionable building may be placed; where your neighbor must construct a good home; where forest and foliage lend grandeur and beauty to the dearest and sweetest spot on earth—Home?